

01/17/23 PC AGENDA SHEET

FUTURE COMMERCIAL USES
(TITLE 30)

DECATUR BLVD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0648-DECATUR POST, LLC:

ZONE CHANGE to reclassify 3.8 acres from a C-2 (General Commercial) Zone and an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone for future commercial uses.

Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley (description on file). MN/gtb/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-801-008; 163-36-801-014; 163-36-801-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Future commercial development

Request

This request is a zone boundary amendment for 3 vacant parcels. The project site has frontage along Decatur Boulevard, an arterial street, and Post Road, a local street.

Applicant's Justification

The applicant states this request to Corridor Mixed-Use along with a zone change for 2 of the 3 parcels (northernmost parcel is currently zoned C-2) is in keeping with the surrounding area. They also note Decatur Boulevard has developed into a commercial corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-19-700003	Annual Spring Valley Plan Amendment reclassified APN 163-36-801-014 to Commercial General	Approved by BCC	February 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0814-05	Reclassified to C-2 zone to reinstate ZC-1469-00 approval that expired for cab operations on adjacent parcels	Approved by BCC	July 2005
WC-0162-02	Waiver of conditions to require right-of-way dedication for Edmond Street	Approved by BCC	July 2002
ZC-1469-00	Reclassified to M-D and C-2 zoning for a convenience store, taxi staging, and maintenance facility	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Motorcycle dealer
South	Business Employment	C-2	Restaurant
East	Business Employment	R-E	Undeveloped
West	Business Employment	M-1	Freight distribution facility

Related Application

Application Number	Request
PA-22-700006	Master Plan Amendment to change the Land Use Designation from Business Employment (BE) to Corridor Mixed-Use (CM) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

The current uses in the surrounding area are a mix of restaurants, offices, service commercial, light industrial, and other professional services. Surrounding uses to the north immediately across Post Road and south of the site are already zoned C-2 (existing motorcycle dealer to the north and restaurant to the south). C-2 zoning is also located to the south past Sunset Road towards the 215 Beltway. Across Decatur Boulevard to the east is existing C-2 and R-E zoning that mirrors the properties in this request. Immediately to the west along the south side of Post Road is an existing freight distribution facility zoned M-1.

The northernmost of the 3 parcels under review in this application (at the southwest corner of Decatur Boulevard and Post Road) is zoned C-2 while the 2 southernmost parcels on this site are currently zoned R-E.

The nearest Corridor Mixed-Use (CM) is currently located approximately three-fourths of a mile to the southwest at the northeast corner of Sunset Road and Jones Boulevard.

Staff believes this to be a reasonable request as it closely identifies with the Corridor Mixed-Use primary land uses and characteristics as identified in the Master Plan. It also continues a trend toward increased commercial developments along this portion of Decatur Boulevard.

Staff finds the request for a zone boundary amendment to C-2 zoning appropriate for this location.

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 22, 2023 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

STAFF ADVISORIES:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; and that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is advised to incorporate exterior to interior noise level reduction into the building construction as required by Code for use; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Spring Valley - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: DECATUR POST, LLC

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